

Coming Soon!
Request for Proposals
for
Palomar Airport Terminal
Restaurant

McClellan-Palomar Airport, located in Carlsbad, is a major gateway to and from San Diego's North County (Thomas Guide page 1127, D-2). It provides facilities and services to commercial, corporate, and general aviation communities. It is home to 391 aircraft.

The Palomar Airport Terminal Redevelopment Project is the result of combining 10 projects at McClellan-Palomar Airport into one integrated project, with a total construction cost estimate of approximately \$24,000,000. This integrated project includes the following: new terminal building and federal inspection facility, terminal access roads, terminal apron, vehicle parking lots, automated parking lot control systems, passenger movement facilities, airport security system, taxiway Charlie, infield drainage, and blast fence. The entire redevelopment program must be completed in one large project to allow for fully functioning facilities for aircraft parking, passenger handling and passenger access. Plans and specifications for construction are now complete. The construction project is scheduled to commence in September 2007 and be completed in November 2008.

The Palomar Airport Terminal Redevelopment Project will have a restaurant on the eastern end of the terminal. The building shell and exterior will be completed as part of the project. The restaurant will have a 2,481 square feet footprint and feature all glass windows on the indoor dining area that looks onto the open air outdoor dining courtyard of approximately 3,000 additional square feet. The entire restaurant will overlook the runway and aircraft loading area to the north.

The County will be looking for an experienced restaurateur to complete the interior build-out, install furnishings/fixtures and operate the restaurant. County Airports will conduct a request for Letters of Interest/Request for Proposals (LOI/RFP) beginning in late summer of 2007. The RFP will include the selection criteria and construction/restaurant timeline. Those interested in being notified when the RFP is available should submit their contact info to 760-966-3276.

Proposers will be asked to provide preliminary designs that compliment the Concept imagery of the Palomar Airport Terminal, which calls for a Land-Sea Interface. Targeted customers will include passengers using McClellan-Palomar Airport, those working at the airport, visitors to Carlsbad and people from the surrounding community looking for a fun airport dining experience. Restaurant proposers will be able to define the type of operation that they feel will be most successful in this location based on their own knowledge and experience in the field. Additional consideration will be given to proposals that enhance passenger/customer experience and include leadership in energy environmental design (LEED) principals.

Targeted Dates:

Palomar Airport Terminal Redevelopment Project approved by Board of Supervisors	April 2007
Palomar Airport Terminal Redevelopment Project Construction Contract awarded	July 2007
Restaurant LOI/RFP published	September 2007
Terminal Building construction begins	October 2007
Deadline for proposals	December 2007
Selection of Restaurant Operator	Jan-Feb 2008
Restaurant Lease approved by Board of Supervisors	Spring 2008
Building shell complete	Summer 2008
Construction of tenant improvements/ Installation of furnishings and fixtures	Fall 2008
New Terminal and Restaurant open to public	November 2008

Dates subject to change

Concept Imagery: *Land-Sea Interface*



McClellan - Palomar Airport

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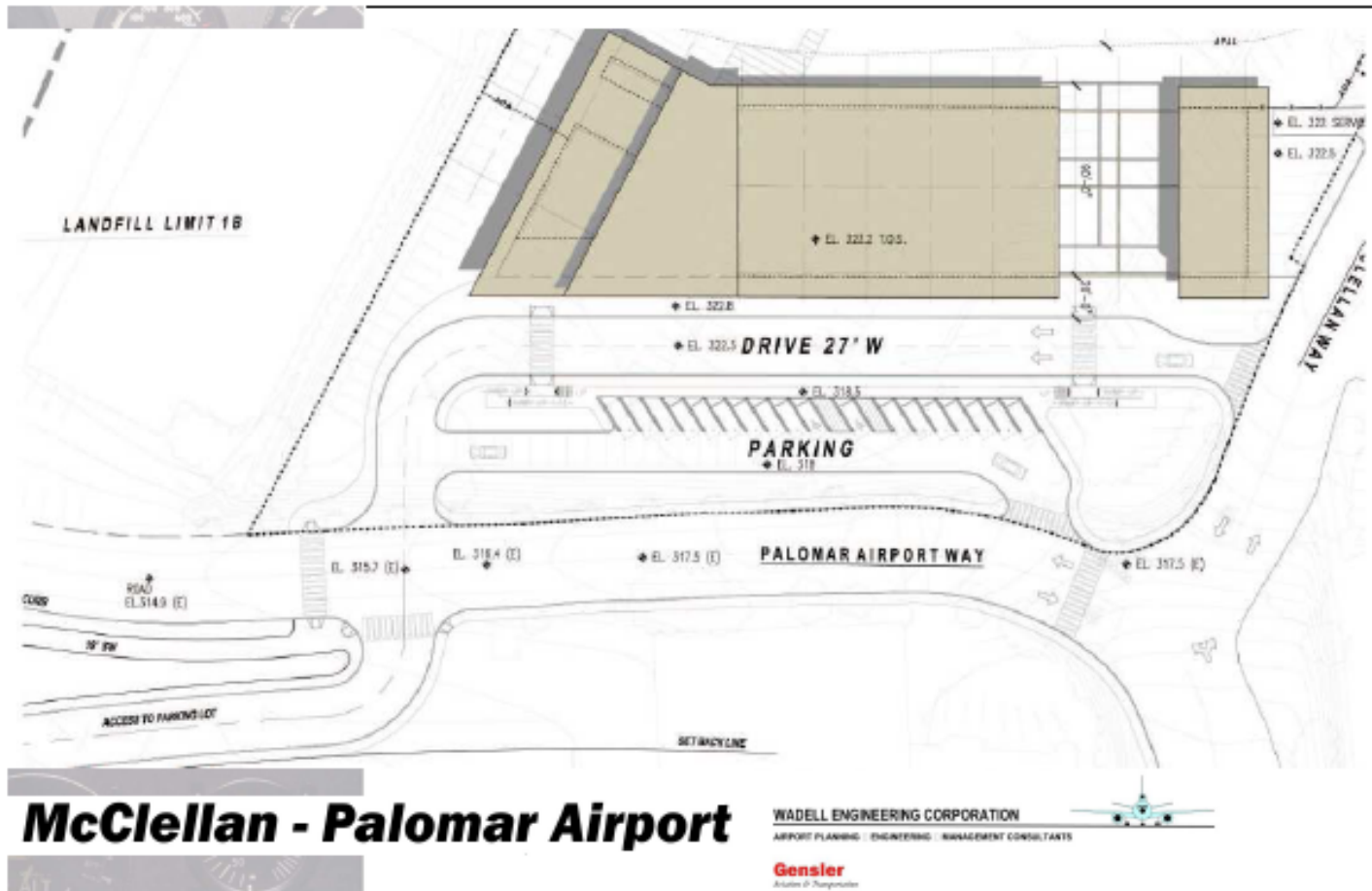
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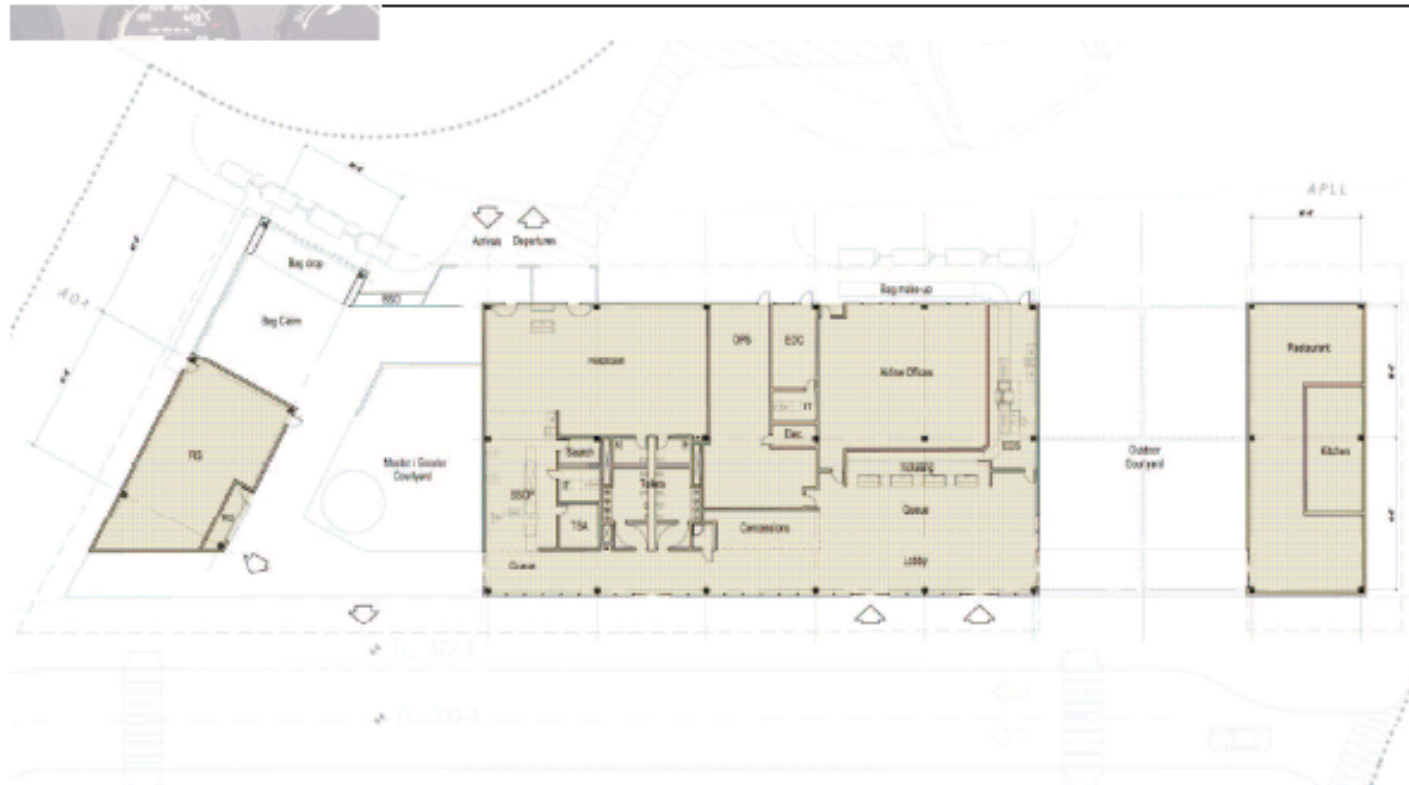
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Terminal Landside Plan



Terminal Floor Plan



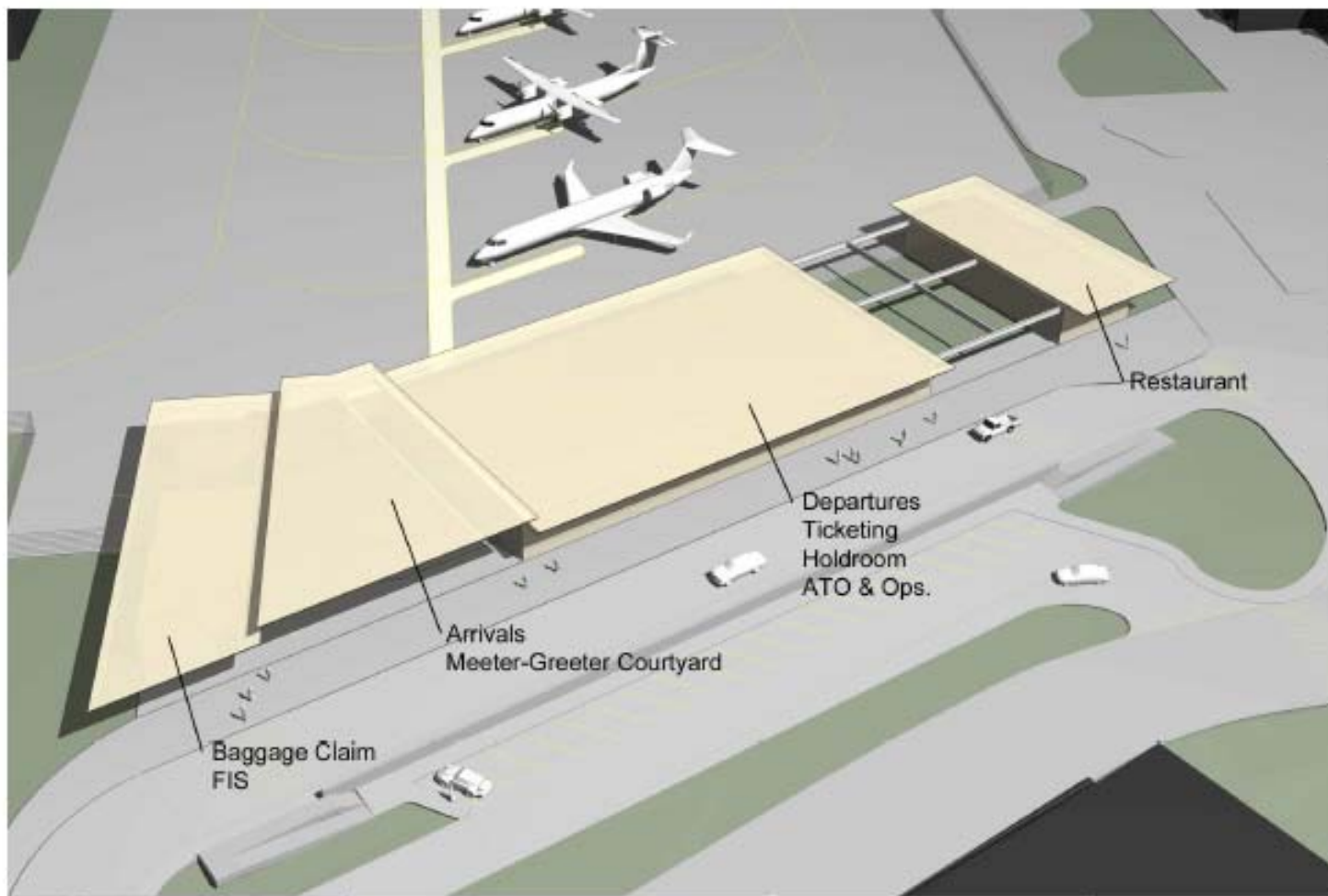
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Architect & Program Manager





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